

Lot and Building Coverage Definitions

City of Arroyo Grande

Coverage, (Lot or Site). "Lot or site coverage" means ratio between the ground floor area of the building or buildings and the lot area, excluding any covered patio structure that is used solely for general open use and swimming pool.

City of Calabasas

"Site coverage" means the percentage of total site area occupied by structures, and paving for vehicle use. Structure/building coverage includes the principal structure, all accessory structures (e.g., carports, garages, patio covers, storage sheds, trash dumpster enclosures, etc.) and architectural features (e.g., chimneys, balconies, decks above the first floor, porches, stairs, etc.). Building coverage is measured from exterior wall to exterior wall. Pavement coverage includes areas necessary for the ingress, egress, outdoor parking and circulation of motor vehicles.

City of Camarillo

Section 19.04.250 Coverage.

"Coverage" means that portion of a lot or building site which is occupied by any building or structure regardless of whether such building or structure is intended for human occupancy. (Ord. 347 § 1 (part), 1976: prior code § 9300.5(49).)

City of Campbell

21.02.085 Building coverage.

"Building coverage" means the horizontal area measured within the outside of the exterior walls of the ground floor of all principal and accessory buildings on a lot. (Ord. 1617 §1(part), 1986).

City of Carlsbad

21.04.061 Building coverage.

"Building coverage" means the total ground area of a site occupied by any building or structure as measured from the outside of its surrounding external walls or supporting members. Building coverage includes exterior structures such as stairs, arcades, bridges, permanent structural elements protruding from buildings such as overhanging balconies, oriel windows, stories which overhang a ground level story, garages and covered carports. Building coverage also includes the perimeter area of a basement. Excluded from building coverage are roof eaves extending less than thirty inches from the face of any building, awnings, open parking areas, structures under thirty inches in height and masonry walls not greater than six feet in height such as wing-walls, planter walls or grade-separation retaining walls. (Ord. NS-180 § 2, 1991)

City of Carpinteria

14.12.082 Building coverages.

1. Maximum Building Coverage. Thirty-five percent (35 %) of the net lot area is the maximum which may be covered by all enclosed buildings or structures located thereon.

For the purpose of this section, "building coverage" is defined as the relationship between the ground floor area of enclosed buildings and the net area of the site, expressed in a percent form. This definition excludes pools, spas, patios (enclosed on two (2) sides or less) and similar uses as determined by the city manager.

City of Del Mar

Lot Coverage. That percentage of a lot which, when viewed directly from above, would be covered by a structure or structures, or any part thereof, including any area under roof, cantilevered decks, balconies, roof overhangs, and eaves. Paved areas, swimming pool decks, and other similar structures constructed at or below grade level, or in no event higher than thirty inches above adjoining grade of said structures, shall not be considered as "lot coverage."

City of Duarte

19.08.118 Coverage.

The term "coverage" shall mean that portion of a lot or building site which is occupied by any building or structure for human occupancy. (Ord. 95 § 3 (part), 1962)

City of El Cajon

17.20.130 Lot coverage.

All buildings, including accessory buildings and structures, shall not cover more than forty percent of the area of the lot. (Ord 4653 § 324 (part), § 338, 2000.)

City of Escondido

Sec. 33-8. Definitions.

(C) Lot coverage means the total horizontal area of a lot, parcel or building site covered by any building which extends more than three (3) feet above the surface of the ground level and including any covered car parking spaces. Covered patios shall not be considered as lot coverage provided that said patio is not more than fifty (50) percent enclosed.

City of Laguna Hills

9-04.120.

"Lot coverage" means that portion of the lot that is covered by buildings.

City of La Mesa

24.01.100 Definitions.

LOT COVERAGE is defined as that proportion of the area of a lot which is covered by principal and accessory structures. The area of an enclosed structure for the purposes of calculating coverage shall be taken as all that horizontal area within outside walls. The projection of cornices, eaves, and other similar architectural projections shall not be included in the calculation of coverage. Coverage shall include all principal and accessory buildings including dwellings, garages, carports, greenhouses, lath houses, enclosed patios, and equipment and tool sheds. Coverage shall not include areas paved at grade for driveways, walkways, uncovered parking, uncovered or unenclosed swimming

pools, walls or fences, covered but unenclosed patios, or structures used for beautification or landscaping such as arbors, trellises, and flagpoles.

City of Los Altos

14.02.070 Definitions.

“Coverage” means the land are covered by all the structures on a site, including all projections except eaves.

City of Menlo Park

Land cover by all structures.

City of Merced

20.04.240 Lot coverage.

"Lot coverage" means the area of a lot occupied by buildings, structures, and required parking areas unobstructed from the ground upward. Lot coverage does not include fences, walls, hedges, swimming pools or uncovered patios. (Ord. 824 Part Five (part), 1964).

City of Modesto

10-2.416 Lot Coverage.

All buildings and required parking spaces shall not cover more than fifty (50) per cent of the area of an interior lot and fifty-five (55) per cent of a corner lot.

(Added by Ord. 2772-C.S., § 1, amended by Ord. 2889-C.S., § 1, effective 3-17-94)

City of Morgan Hill

Section 18.04.260 Lot coverage or building coverage.

"Lot coverage" or "building coverage" means that portion of the lot area covered by a building. (Ord. 559 N.S. § A (part), 1981)

City of Murrieta:

Section 16.110.020

Site Coverage. The percentage of total site area occupied by structures, and paving for vehicle use. Structure/building coverage includes the primary structure, all accessory structures (e.g., carports, garages, patio covers, storage sheds, trash dumpster enclosures, etc.) and architectural features (e.g., chimneys, balconies, decks above the first floor, porches, stairs, etc.). Structure/building coverage is measured from exterior wall to exterior wall. Pavement coverage includes areas necessary for the ingress, egress, outdoor parking, and circulation of motor vehicles.

City of Norco

“Maximum lot coverage of all structures...”

City of Ojai

Sec. 10-2.3602

(11) Site coverage. The percentage of total site area occupied by structures. Structure or building coverage includes the primary structure, all accessory structures (e.g., carports, garages, patio covers, storage sheds, trash dumpster enclosures) and architectural features (e.g., chimneys, balconies, decks above the first floor, porches, stairs). Structure/building coverage is measured from exterior wall to exterior wall.

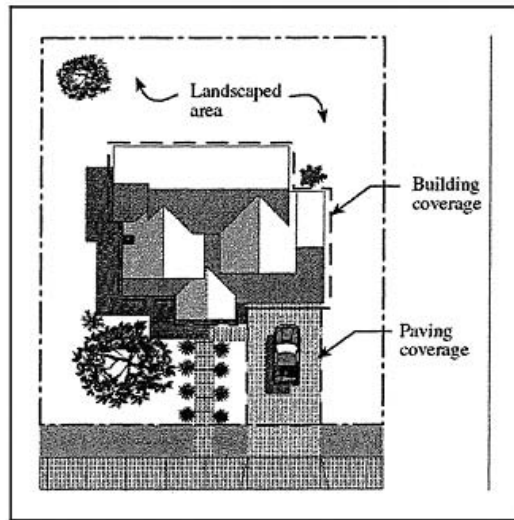


Figure 5-4

SITE COVERAGE

City of Palm Springs

F. Lot Coverage. Lot area covered by building or structures shall not exceed twenty (20) percent of the total lot area.

City of Pasadena

Coverage, Lot or Site. "Lot or site coverage" means the percentage of a site covered by roofs, soffits or overhangs extending more than 3 feet from a wall and by decks more than 4 feet in height. Roofs with openings or perforations 50 percent or greater of the surface area of the roof shall not be included in the lot coverage calculations.

City of Paso Robles

The maximum lot coverage shall be fifty percent for all main buildings (single-family residences, churches, schools, quasi-public buildings, etc.) and accessory buildings. (Ord. 572 N.S. § 2 Exh. A(F)(1), 1989)

City of Rancho Palos Verdes

"Lot coverage" means that portion of a lot or building site which is occupied by any building or structure, including courtyards which are fully enclosed or which have a maximum of one exterior entrance; trellises; decks over thirty inches in height (as measured from existing adjacent grade); parking areas; or driveways. (The lot coverage

of a courtyard which is not fully enclosed shall be calculated by the director as if it were fully enclosed by drawing an imaginary line between the walls on either side of the entrance to the courtyard. When the walls on either side of the entrance are of uneven length, the imaginary line shall be an extension of the end of the wall on the shortest side of the courtyard

City of Rohnert Park

“Lot coverage” means the percent of the lot area which may be covered by all buildings and structures, excluding allowed projecting eaves, balconies and similar features and by a deck(s) more than thirty inches in height.

City of San Luis Obispo

“Coverage” means the area of a lot covered by the footprint of all structures, as well as decks, balconies, porches, and similar architectural features, expressed as a percentage of the total lot area. Uncovered decks or porches which are thirty inches or less from the ground shall not be included in the determination of coverage.

City of Santee

"Lot coverage." For the HL, R-1 and R-2 zones, lot coverage shall include buildings only. For the R-7 and R-14 zones, lot coverage shall include all buildings, driveways and parking areas.

County of Santa Barbara

BUILDING COVERAGE: The amount of land covered or permitted to be covered by buildings or structures, excluding tennis courts and unenclosed swimming pools, usually measured as a percent of a lot.

City of Santa Monica

Section 9.04.08.02.070 Property development standards.

Maximum Parcel Coverage. Forty percent except that parcels between three thousand one and five thousand square feet may have a parcel coverage of fifty percent, and parcels of three thousand square feet or smaller may have a parcel coverage of sixty percent, however, in the area bounded by Montana Avenue, the northern City limits, Twenty-Sixth Street and Ocean Avenue, maximum parcel coverage shall be thirty-five percent except that parcels with only one-story structures not exceeding eighteen feet in height may have a maximum parcel coverage of fifty percent.

City of Thousand Oaks

(f) Space allocation formula. The formula set forth in this subsection is an evaluative tool to assist in determining the adequacy of space relationships involving structural covering, paved areas, and the open space system based on the density category of each project.

The definition of the space allocation components consists of:

- (1) Structural coverage: all buildings, including carports and garages;
- (2) Paved areas: driveways and parking areas; and

(3) Open space: all greenbelts, private yards, and open areas which are not less than fifteen (15') feet in dimension and are not located in the setback area adjacent to frontage streets that are public rights-of-way.

The following is a breakdown of the formula which should be used as a guideline in composing and evaluating the plot plans for each project:

	Structured Coverage	Paved Areas	Open Space	All Other Areas
Low density (0 to 4.5 units per net acre)	40%	15%	40%	5%
Medium density (4.5 to 15 units per net acre)	30%	20%	45%	5%
High density (15 to 30 units per net acre)	35%	25%	35%	5%

City of Tiburon

Lot coverage” means the percentage of a lot or parcel which is covered by structures.

16-5.6.8 Lot coverage.

Lot coverage measures the proportion of a lot that is covered by structures. Lot coverage limits help to promote the aesthetic qualities of spaciousness and privacy. Lot coverage limits can also help reduce excessive run-off and help provide usable yard spaces by restricting the horizontal overbuilding of properties. In traditional zones (R-1, R-1-B, R-2, R-3, RO), the percentage of any lot which may be covered by structures is specified in the land and structure regulations for that zone. (See article II.) Lot coverage in planned developments is usually established by the precise development plan or associated document.

Lot coverage is calculated by dividing the area occupied by the exterior limits of all structures exceeding three feet in height above the natural or finished ground surface, whichever is lower, by the total lot area, and multiplying by one hundred.

Lot coverage shall include buildings, accessory buildings, and carports; one-half the area of all decks higher than three feet above grade; cantilevered elements, porches, canopies, chimneys, fire escapes, balconies, and similar features which are higher than three feet above grade; and eaves which project more than four feet.

Lot coverage shall not include the area of uncovered and unenclosed off-street parking spaces, walks, patios, in-ground swimming pools or pools which do not

extend more than three feet above grade, uncovered decks three feet or less above grade, landscape features, and eaves projecting four feet or less. (Ord. No. 360 N.S., (part); Ord. No. 462 N.S., § 3 (part))

Union City

18.32.080 Lot coverage.

The maximum site area covered by all structures located on the site

City of Vallejo

16.04.310 Lot coverage.

"Lot coverage" means that portion of a lot which is covered by buildings. (Ord. 558 N.C.(2d) § 2 (part), 1980.)

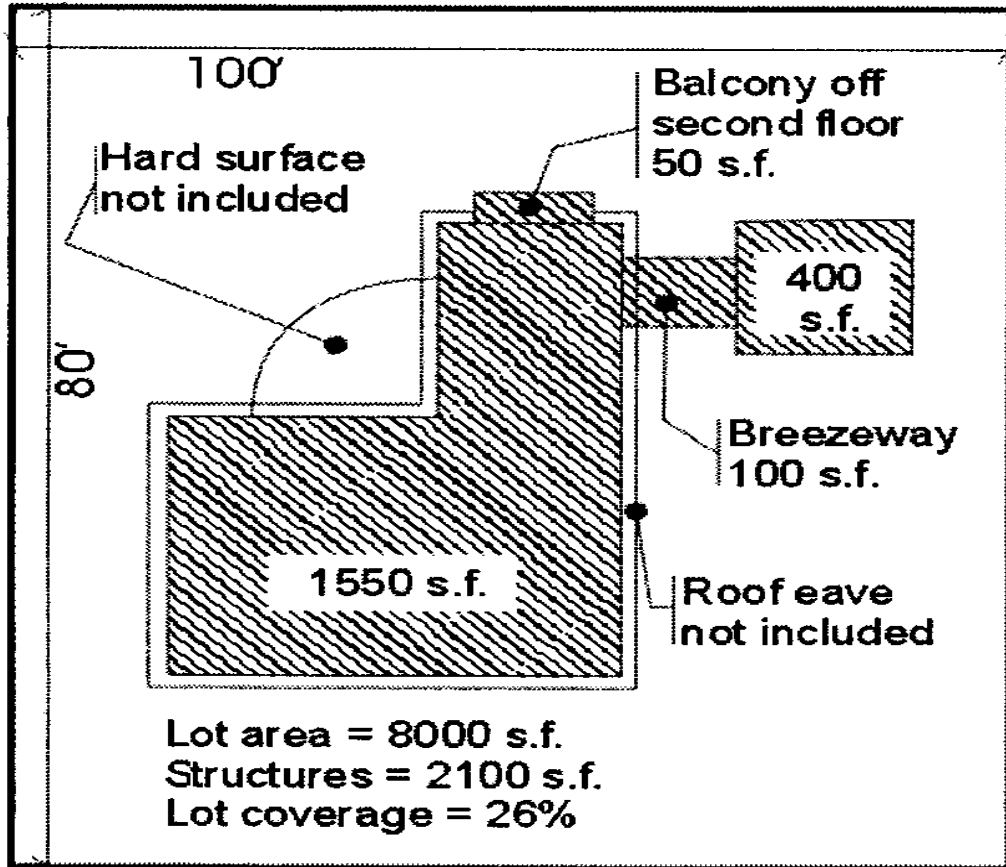
City of Ventura

Lot coverage.

1. Except for the Pierpont-Keys (Tract 1601) water-front lots as more particularly described in city council Resolution No. 5600 approved September 23, 1963 approving the tentative tract map for Tract 1601 the total building area of a lot in the R-1 zone, shall not exceed 35 percent of the lot area.
 - a) The building area of a lot which includes a single story primary dwelling unit shall not exceed 50 percent of the lot area.
 - b) The building area of a lot which includes a two-story primary dwelling unit shall not exceed 45 percent of the lot area.
 - c) The building area of a lot which includes a 2 ½-story primary dwelling unit shall not exceed 35 percent of the lot area.

Coverage.

A. Definition. "Coverage" means the area of a lot covered by the footprint of all structures, as well as decks, balconies, porches, and similar architectural features, expressed as a percentage of the total lot area. Uncovered decks or porches which are thirty inches or less from the ground shall not be included in the determination of coverage.



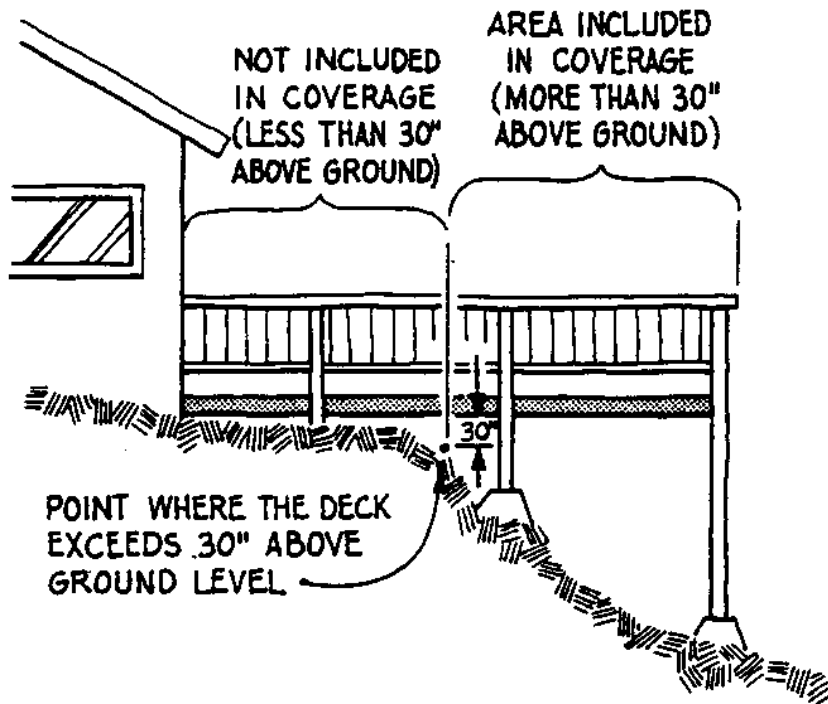


Figure 6

B. Application and Exception. Maximum coverage shall be as provided in the specific property development standards for the various zones in Chapters 17.24 and 17.56 inclusive, except that the planning commission may grant exceptions to maximum coverage for churches, synagogues, temples, etc., in any zone, subject to approval of a use permit. (Ord. 1365 § 3 (part), 2000; Ord. 1265 § 2 Ex. A, 1994)